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N.A., successor by merger to BAC Home
Loans Servicing, LP f/k/a Countrywide
Home Loans Servicing LP*

UNITED STATES DISTRICT COURT

DISTRICT OF NEVADA

BANK OF AMERICA, N.A., SUCCESSOR BY
MERGER TO BAC HOME LOANS
SERVICING, LP, F/K/A COUNTRYWIDE
HOME LOANS SERVICING LP,

Plaintiff,

vs.

SOUTHWEST MEADOWS; LVDG LLC A/K/A
LVDG LLC SERIES 1101; THUNDER
PROPERTIES, INC.; ALESSI & KOENIG,
LLC,

Defendants

Case No.: 3:16-cv-00183-MMD-CBC

**STIPULATION AND ORDER
DISMISSING CLAIMS AGAINST
SOUTHWEST MEADOWS**

Plaintiff Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP
f/k/a Countrywide Home Loans Servicing LP (**BANA**) and defendant Southwest Meadows stipulate
as follows:

1. This matter relates to real property located at 1737 Olive Branch Court, Fernley,
Nevada 89408, APN No. 022-311-15 (the **property**). The property is more specifically described
as: LOT 118, AS SHOWN ON THE OFFICIAL SUBDIVISION PLAT OF ROYAL OAKS
ESTATES, PHASE 11, UNITS 2 & 3, FILED IN THE OFFICE OF THE COUNTY RECORDER
OF LYON COUNTY, NEVADA, ON JUNE 20, 2005, AS DOCUMENT NO. 354122, OFFICIAL
RECORDS.

1 2. BANA is the servicer and beneficiary of record of a deed of trust encumbering the
2 property dated March 5, 2007 and recorded with the Lyon County Recorder on March 7, 2007, as
3 Instrument No. 401986 (the **deed of trust**).

4 3. Southwest Meadows recorded a trustee's deed upon sale with the Lyon County
5 Recorder on June 18, 2014, as Instrument No. 522393 (the **HOA foreclosure deed**), reflecting it
6 purchased the property at its own foreclosure sale of the property held on October 11, 2013 (the
7 **HOA foreclosure sale**) conducted pursuant to NRS chapter 116 *et seq.*

8 4. BANA and Southwest Meadows have entered into a confidential settlement
9 agreement in which they have settled all claims between them in this case.

10 5. Among other things, Southwest Meadows disclaims all right, title and interest in the
11 property as a result of the HOA foreclosure sale and HOA foreclosure deed.

12 6. All claims asserted by BANA against Southwest Meadows in this litigation shall be
13 dismissed with prejudice.

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7. BANA and Southwest Meadows agree neither this stipulation nor their confidential settlement agreement shall impair BANA's claims against any other parties in the litigation.

This the 12th day of February, 2019.

This the 12th day of February, 2019.

AKERMAN LLP

LIPSON NEILSON P.C.

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IT IS SO ORDERED.



UNITED STATES DISTRICT JUDGE

DATED: February 12, 2019